

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0341004124
Comm # (no dashes):	53207591708
County:	Milwaukee
Region:	Southeast
Site name:	Kentucky Fried Chicken(Marcus Corp)
Street Address:	108 W Layton Ave
City:	Milwaukee
Final Closure Date	2002-04-05
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	690469.000000000
Northing (Y):	278428.000000000
Collection Method:	Direct Location
Scale or Resolution:	1:03,239
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☐ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☐ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

April 5, 2002

Ms. Linda Treland
B & G Realty
250 E. Wisconsin Ave., Ste. 1750
Milwaukee, WI 53202-4221

RE: **Final Closure**

Commerce # 53207-5917-08 **WDNR BRRTS # 03-41-004124**
Kentucky Fried Chicken (Marcus Corp), 108 W. Layton Ave., Milwaukee

Dear Ms. Treland:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Michael', written over a horizontal line.

Greg Michael
Hydrogeologist
Site Review Section

cc: GILES ENGINEERING ASSOC., INC.
Case File

Notary Public, State of Wisconsin.
My commission expires:

Exhibit A

108 West Layton Avenue, Milwaukee, Wisconsin

Parcel A:

All that part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty (20), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at the Southeast corner of said Southeast 1/4 of Section 20; thence North 01°19'36" West along the East line of said Southeast 1/4 60.00 feet; thence South 88°51'21" West parallel to and 60.00 feet North of the South line of said Southeast 1/4, being the North right of way line of West Layton Avenue, 110.00 feet to the place of beginning of lands hereinafter described, and being the Southwest corner of lands described in Reel 484, Images 278 and 279, as Document No. 4469476 in the Milwaukee County Registry; thence continuing South 88°51'21" West along said North right of way line 70.00 feet; thence North 01°19'36" West parallel to the East line of said Southeast 1/4 120.00 feet; thence North 88°51'21" East parallel to the South line of said Southeast 1/4 120.00 feet to the West right of way line of South Howell Avenue; thence South 01°19'36" East parallel to and 60.00 feet West of the East line of said Southeast 1/4, being the West right of way line of South Howell Avenue, 41.00 feet; thence South 25°39'12" West along said right of way line 66.10 feet; thence South 43°45'31" West along said West right of way line 28.24 feet to the place of beginning.

Together with non-exclusive easements contained in an Easement Agreement recorded on July 13, 1999 in Reel 4603, Image 792, as Document No. 7771949.

Parcel B:

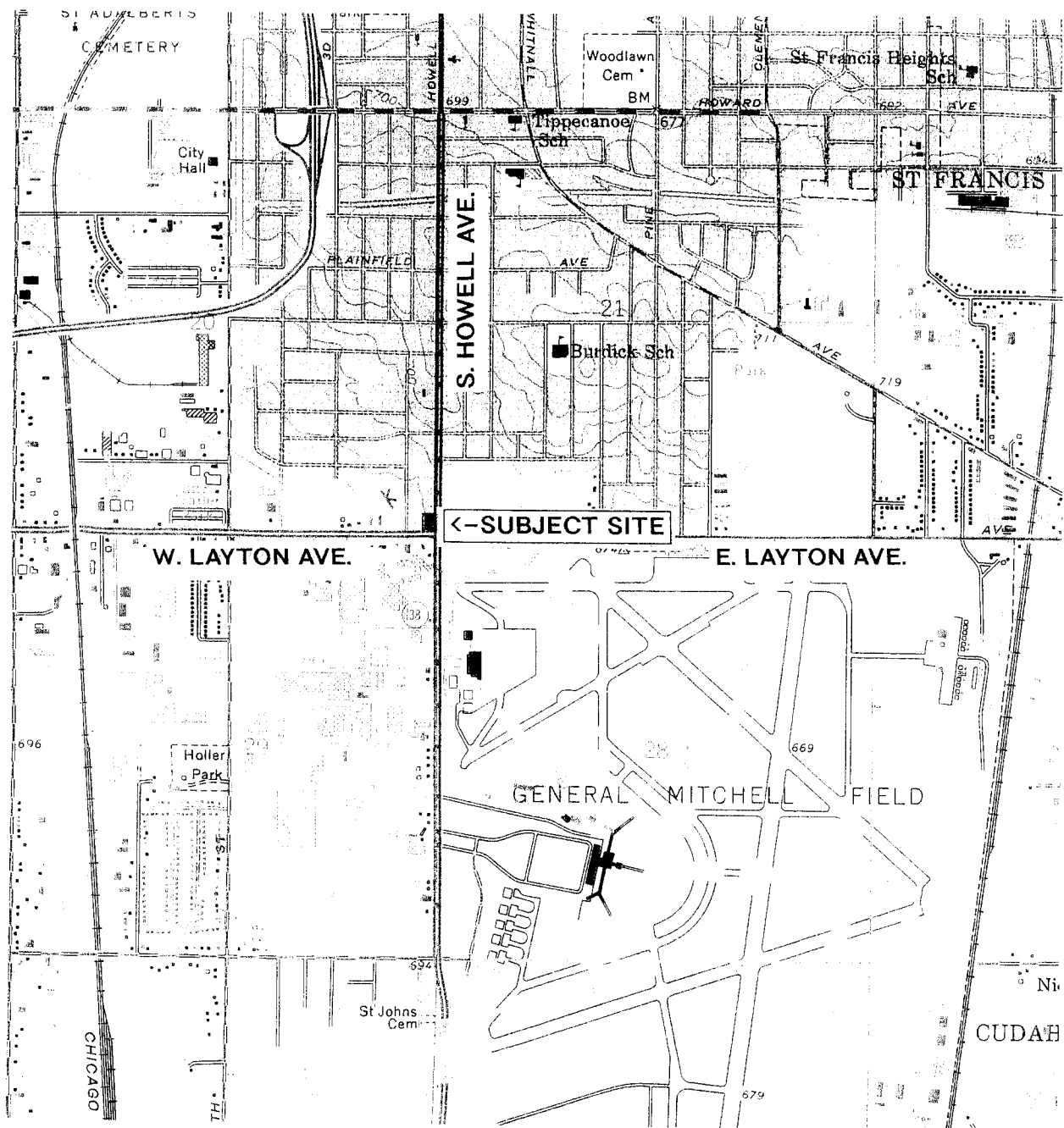
THE NORTH 97.97 FEET OF THE MOST EASTERLY 120 FEET OF THE FOLLOWING DESCRIBED PREMISES:

That part of the Southeast One-quarter (1/4) of Section Twenty (20), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the North line of West Layton Avenue, which point is 60 feet North of said Southeast corner of said 1/4 Section and 180 feet West of said Southeast corner of said 1/4 Section; thence South 89°18'33" West along the North line of West Layton Avenue, 180 feet to a point in the East line of South First Street; thence North 00°56'15" West along the East line of South First Street 218.29 feet to a point; thence North 89°18'33" East and parallel to the South line of said 1/4 Section, 300 feet to a point in the West line of South Howell Avenue; thence South 00°56'15" East along the West line of South Howell Avenue 97.97 feet to a point; thence South 89°18'33" West and parallel to the South line of said 1/4 Section, 120 feet to a point; thence South 00°56'15" East and parallel to the East line of said 1/4 Section, 120 feet to the point of beginning.

Tax Key No. 595-9866-119-1

POOR QUALITY DOCUMENT RECEIVED FOR RECORDING

REEL 5238
IMAGE 1491




Source: USGS Topographic Map
Greendale, Wisconsin Quadrangle

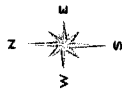


QUADRANGLE LOCATION

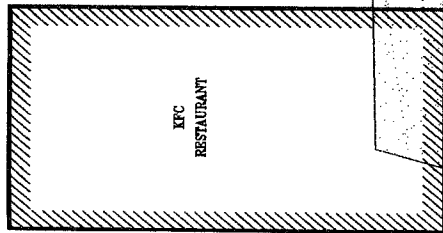
FIGURE 1
SUBJECT PROPERTY LOCATION

Kentucky Fried Chicken Restaurant
108 West Layton Avenue
Milwaukee, Wisconsin
Project No. 1E-9510001


GILES ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL
AND CONSTRUCTION MATERIALS CONSULTANTS

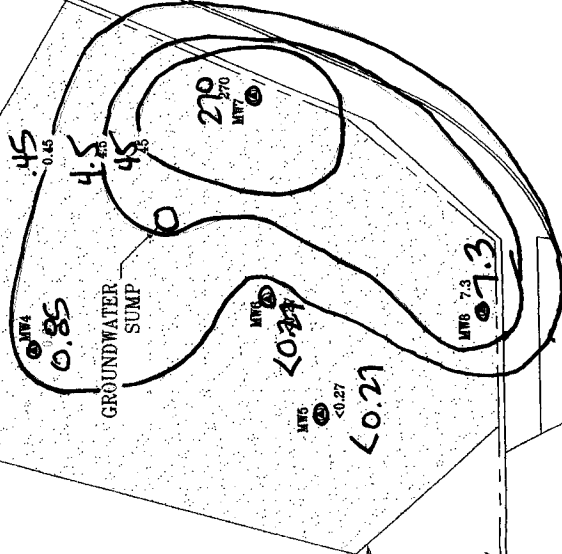


SUBJECT
PROPERTY



KFC
RESTAURANT

MW10
0.27



SOUTH HOWELL AVENUE

APPROXIMATE
EXTENT OF
PETROLEUM
IMPACTED SOIL
REMOVAL

MW12
0.27

MW11
0.27

LEGEND:

MW1
MONITORING WELL NUMBER
AND LOCATION



GILES ENGINEERING ASSOCIATES, INC.
150 WEST LAYTON AVENUE
WATKINS, WI 53186
(414) 444-0118

FIGURE 10
ISOCONCENTRATION MAP OF BENZENE IN GROUNDWATER (06/26/91)
150 WEST LAYTON AVENUE
WATKINS, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CCW	EH	Y	1" = 20'	07-15-91

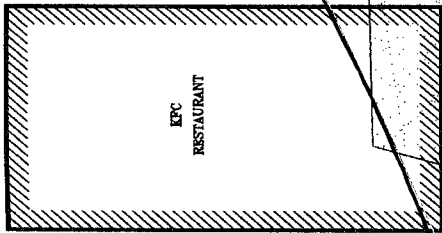
PROJECT NO.: 18-251001 CAD NO.: 251001-01

WEST LAYTON AVENUE

BENZENE RESULTS EXPRESSED IN
MICROGRAMS PER LITER (ug/l)
EQUIVALENT TO PARTS PER BILLION (ppb)
RESULTS INDICATED IN BLUE ARE ABOVE THE WISCONSIN
ADMINISTRATIVE CODE PREVENTIVE ACTION LIMIT (PWL)
RESULTS INDICATED IN RED ARE ABOVE THE WISCONSIN
ADMINISTRATIVE CODE ENFORCEMENT STANDARD (ES)



SUBJECT
PROPERTY



GROUNDWATER FLOW
DIRECTION
GW FLOW

GROUNDWATER
SUMP

APPROXIMATE
EXTENT OF
PETROLEUM
IMPACTED SOIL
REMOVAL

SOUTH HOWELL AVENUE

WEST LAYTON AVENUE

GILES ENGINEERING ASSOCIATES, INC.
 18 W22540 JOHNSON RD., WAUKESHA, WI 53186
 (414) 944-0118

FIGURE 5
 MONITORING WELLS
 DESIGNATION AND LOCATION
 KFC RESTAURANT
 IMPACTED SOIL
 REMOVAL

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CTW	EH	X	1" = 20'	07-13-01
PROJECT NO.: 1E-9510001 CAD NO.: B510001-S				

LEGEND:
 MW1 MONITORING WELL NUMBER
 AND LOCATION

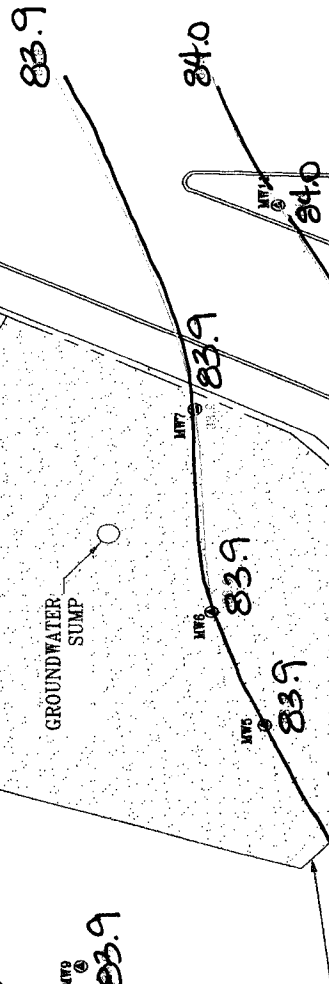


TABLE 1
GROUNDWATER ANALYTICAL RESULTS

Kentucky Fried Chicken Restaurant
108 West Layton Avenue
Milwaukee, Wisconsin
Project No. 1E-9510001

Sampling Location	Date Sampled	Detected VOCs/PVOCs/BTEX/GRO (ug/l)								
		Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	Total TMB	Total Xylene	1,2-DCA	GRO (DRO)
MW1	5/7/94	< 1.0	< 1.0	< 1.0	NA	< 1.0	< 1.0	< 1.0	NA	< 100
MW2	5/7/94	1600	1400	< 100	NA	240	140	1900	NA	7700
MW3	5/7/94	130	< 1.0	< 1.0	NA	9.9	< 1.0	< 1.0	NA	320
MW4	2/11/98	49	2	<1.2	6.3	0.8	34.7	55.1	< 0.5	305
	9/16/98	19	0.3**	<0.2	2	0.6**	6.9	10	<0.2	NA
	3/4/99	7	<0.7	<0.4	NA	<0.7	2*	2.2*	NA	52
	12/3/99	3.4	<0.66	<0.35	<0.46	<0.68	<0.66	2.6*	0.65**	NA
	3/20/00	0.72*	<0.66	<0.35	<0.46	<0.68	<0.68	<1.4	<0.24	NA
	6/27/00	1.5	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	10/3/00	2.5	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
MW5	5/30/01	0.85	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	2/11/98	< 0.4	< 0.2	< 1.2	< 0.5	< 0.4	< 0.5	< 0.4	6.6	< 17
	9/16/98	<0.2	<0.2	<0.2	0.5**	<0.3	<0.3	<0.4	12	NA
	3/4/99	<0.4	<0.7	<1.4	NA	<0.7	<0.7	<1.4	NA	<14
	12/3/99	<0.42	<0.66	<0.35	<0.46	<0.68	<0.66	<1.4	17	NA
	3/20/00	<0.42	<0.66	<0.35	<0.46	<0.68	<0.68	<1.4	6.6	NA
	6/27/00	1.5	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	0.42*	NA
MW6	10/3/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	3.6	NA
	5/30/01	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	2/11/98	4.7	6.8	< 1.2	1.6**	0.7**	6.4	9.4	< 0.5	50
	9/16/98	5.7	97	<0.2	2	2.7	24	4.9	<0.2	NA
	3/4/99	3.6	<0.7	<0.4	NA	<0.7	<0.7	<1.4	NA	<14
	12/3/99	0.96*	31	<0.35	<0.46	<0.68	3.1	<1.4	0.6**	NA
	3/20/00	0.60*	15	<0.35	<0.46	<0.68	1.5*	<1.4	<0.24	NA
MW7	6/27/00	23	0.28*	<0.39	<0.75	<0.29	<0.34	<0.53	0.82*	NA
	10/3/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	2/11/98	298	223	< 1.2	1.9	76	35.5	269	< 0.5	1100
	9/16/98	694	730	<2.1	33	213	103	1233	<1.9	NA
	3/4/99	425	409	<3.5	NA	129	66	730	NA	4610
	12/3/99	447	449	<1.8	<2.3	100	24	508	13	NA
	3/20/00	366	314	<2.3	<3.1	115	22*	405	10	NA
WDNR PAL	6/27/00	622	1760	<3.9	13*	238	275	3331	19	NA
	10/3/00	515	1320	<4.9	13*	229	226	2178	14	NA
	5/30/01	270	725	<3.9	<7.5	<0.29	<0.34	635	<0.35	NA
WDNR ES		0.5	140	12	8	200	96	1,000	0.5	NS
		5	700	60	40	1000	480	10,000	5	NS

NOTES: MTBE - Methyl Tertiary Butyl Ether
TMB - Trimethyl benzene
DCA - Dichloroethane
NA - Not Analyzed
Results in blue exceed the WDNR
Preventive Action Limit (PAL)

NS - No Standard
* - Result is between the limit of detection and quantification
** - Detected in blank
WDNR - Wisconsin Department of Natural Resources
Results in red exceed the WDNR
Enforcement Standard (ES)

TABLE 1
GROUNDWATER ANALYTICAL RESULTS

Kentucky Fried Chicken Restaurant
108 West Layton Avenue
Milwaukee, Wisconsin
Project No. 1E-9510001

Sampling Location	Date Sampled	Detected VOCs/ VOCs/ETEX/GRO(DRO) (ug/l)								
		Benzene	Ethyl-benzene	MTBE	Naphthalene	Toluene	Total TMB	Total Xylene	1,2-DCA	GRO (DRO)
MW8	2/11/98	51	< 0.2	< 1.2	< 0.5	1.1**	< 0.5	< 0.4	7.4	48**
	10/1/98	283	<0.8	<1.1	<2.3	4.1**	<1.5	<1.8	<1.0	NA
	3/4/99	100	<6.6	<3.5	NA	<6.8	<6.6	<1.4	NA	139
	12/3/99	97	<0.66	<0.35	<0.46	2.3	<0.66	<1.4	9.7	NA
	3/20/00	273	<3.3	<1.8	<2.3	5.1*	<3.4	<7.0	11	NA
	6/27/00	31	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	1.1	NA
	10/3/00	14	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	0.99*	NA
	5/30/01	7.3	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
MW9	10/1/98	0.8	<0.2	<0.2	<0.5	<0.3	<0.3	<0.4	<0.2	NA
	3/4/99	<0.4	<0.7	<0.4	NA	<0.7	<0.7	<1.4	NA	<14
	12/3/99	<0.42	<0.66	<0.35	<0.46	<0.68	<0.66	<1.4	1.1**	NA
	3/20/00	<0.42	<0.66	<0.35	<0.46	<0.68	<0.68	<1.4	0.35*	NA
	6/27/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	10/3/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	5/30/01	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
MW10	9/16/98	<0.2	0.4**	6.3	<0.5	<0.3	<0.3	<0.4	12	NA
	3/4/99	<0.4	<0.7	<0.4	NA	<0.7	<0.7	<1.4	NA	<14
	12/3/99	<0.42	<0.66	4	<0.46	<0.68	<0.66	<1.4	18	NA
	3/20/00	<0.42	<0.66	3.7	<0.46	<0.68	<0.68	<1.4	9.3	NA
	6/27/00	<0.27	<0.25	0.70*	<0.75	<0.29	<0.34	<0.53	13	NA
	10/3/00	<0.27	<0.25	5.1	<0.75	<0.29	<0.34	<0.53	18	NA
	5/30/01	<0.27	<0.25	2.9	<0.75	<0.29	<0.34	<0.53	6	NA
MW11	9/16/98	<0.2	<0.2	<0.2	<0.5	<0.3	<0.3	<0.4	<0.2	NA
	3/4/99	<0.4	<0.7	<0.4	NA	<0.7	<0.7	<1.4	NA	<14
	12/3/99	<0.42	<0.66	<0.35	<0.46	<0.68	<0.66	<1.4	0.58**	NA
	3/20/00	<0.42	<0.66	<0.35	<0.46	<0.68	<0.68	<1.4	<0.24	NA
	6/27/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	10/3/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	5/30/01	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
MW12	9/16/98	<0.2	<0.2	<0.2	<0.76	<0.3	<0.3	<0.4	<0.2	NA
	3/4/99	<0.4	<0.7	<0.4	<0.77	<0.7	<0.7	<1.4	NA	<14
	12/3/99	<0.42	<0.66	<0.35	<0.78	<0.68	<0.66	<1.4	1.1**	NA
	3/20/00	<0.42	<0.66	<0.35	<0.79	<0.68	<0.68	<1.4	0.66*	NA
	6/27/00	<0.27	<0.25	<0.39	<0.80	<0.29	<0.34	<0.53	<0.35	NA
	10/3/00	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
	5/30/01	<0.27	<0.25	<0.39	<0.75	<0.29	<0.34	<0.53	<0.35	NA
P-1	1/10/96	<0.6	<1.0	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<50 (<100)
P-2	1/11/96	<0.6	<1.0	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<50 (<100)
P-8	1/19/96	<0.6	<1.0	1.2	NA	<1.0	<1.0	<1.0	<1.0	<50 (<100)
WDNR PAL		0.5	140	12	8	200	96	1,000	0.5	NS
WDNR ES		5	700	60	40	1000	480	10,000	5	NS

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